



**October 2004**

The latest news from Seattle's Department of Planning and Development  
(formerly the Department of Design, Construction and Land Use)

**Vol. 2  
No. 10**

## The Monorail Recall: What It Means for City Efforts

Voters again will decide the fate of the monorail after the state Supreme Court last month declined to hear an emergency stay petition to keep Initiative 83, known as the "Monorail Recall" measure, off of the November ballot.

Initially, the King County Superior Court determined that I-83 exceeded the scope of the City of Seattle's initiative power because it conflicts with state law, and therefore could not be placed on the November ballot. However, that ruling was overturned by the Court of Appeals, allowing the initiative to go forward.

With the Supreme Court's decision, the appeals court's ruling stands. The Seattle City Council has forwarded the initiative on to King County for inclusion on the ballot. While the initiative will be voted on in November, it is by no means the end of the legal challenges.

see **monorail update** on page 10



## Celebrating 10 Years of Design Review

**Thursday, Oct. 28  
4:30-6:30 p.m.  
City Hall**

Since its inception 10 years ago, Seattle's Design Review program has led not only to better design for over 800 new buildings in Seattle, but also to a better process for reaching decisions about design. Help us celebrate this success.

—Details on pg. 6

## Input Sought to Create Six Neighborhood Retail Cores

Feedback from residents, property owners and business owners on proposals to identify a "retail core" in six Seattle neighborhoods is strongly encouraged at upcoming meetings.

In developing this proposal DPD surveyed six neighborhood business districts over the summer—East Madison, Columbia City, Admiral, Lake City, Eastlake and Greenwood. Along with existing neighborhood plans, the survey results will guide where a retail core will be designated in each district.

Inside the designated cores, pedestrian-oriented businesses will be required at street level and less parking will be required for businesses. This will encourage a pedestrian-oriented retail environment that facilitates new business start-up. Outside of the retail core, a wider range of uses will be permitted at street level, including housing and more auto-oriented uses, such as gas stations and car washes.

At the following October meetings, DPD

see **neighborhood retail cores** on page 11

## Monthly Highlights

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Visit us online anytime.

[www.seattle.gov/dpd](http://www.seattle.gov/dpd)



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”



## Seattle Design Commission Update

“Championing civic design excellence in Seattle’s public realm.”

### Five New Design Commissioners Appointed

The Seattle Design Commission (SDC) is pleased to announce the appointment of five new members who will start their terms this month, and the reappointment of two members who will continue to serve for another two years.

The new members—selected from a highly competitive pool of more than 40 candidates, appointed by the Mayor, and confirmed by City Council—include:

- **Sheri Olson**, FAIA, architect. A practicing architect and journalist, Olson’s design career in Boston, New York City and California focused on civic and commercial projects. But she is perhaps best known for her design criticism work, having earned a national reputation as the NW contributing editor for *Architectural Record* and also, until recently, as the architecture columnist for the *Seattle Post-Intelligencer*.
- **Darrell Vange**, member-at-large. Vange is a commercial developer and president of Ravenhurst Development in Seattle with extensive experience in transit-oriented development and large-scale urban development projects.
- **Anindita Mitra**, urban planner. Trained as an architect in India before studying planning at graduate school in the United States, Mitra’s experience has included major urban design projects in Kansas City and Seattle. She was employed for five years at LMN Architects before starting her own design and planning firm a few years ago.
- **Karen Kiest**, landscape architect. A registered Washington landscape architect now in private practice, Kiest previously was a principal at Murase Associates in Seattle and also worked at Wallace Roberts Todd in San Francisco.
- **Hannah McIntosh**, participant in the City’s “Get Engaged” program (a special one-year appointment to a young member). Currently employed at Foster, Pepper Shefelman in marketing, McIntosh studied urban cultural development and philosophy in Belgium before returning to Seattle last year.

In addition, **Nic Rossouw** (engineer) and **David Spiker** (architect) were both reappointed as members for additional two-year terms. Spiker was also reappointed as chair of the commission. Complete biographies will be posted on SDC’s website soon at [www.seattle.gov/dpd/citydesign/projectreview/sdc](http://www.seattle.gov/dpd/citydesign/projectreview/sdc).

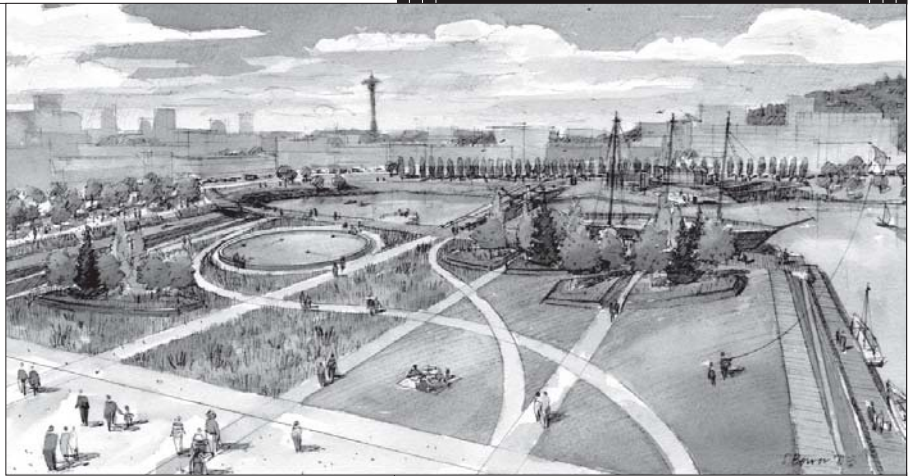
## SDC Activities

The Seattle Design Commission (SDC) remained very active in August and September with project reviews, the annual site tour, City Council briefings, and other activities. Meeting highlights include:

- **Mercer Corridor Project** – Supported the two-way Mercer Street alternative, finding it to be the best solution from both functional and cost perspectives, and recommended approval of pre-design which included the scoping of alternatives for the environmental impact statement (EIS).
- **South Lake Union/Waterfront Streetcar** - Supported moving forward on design and engineering of Phase I, looking at extensions to UW and South Jackson as requested by Council, and recommended approval of the initial framework and analysis for this section of the streetcar.
- **Fire and Safety Levy Overview** – Approved the early design approach to the program that includes both special emergency and training facilities and new or improved neighborhood fire stations, encouraging proponents to keep a long-range view of these facilities as urban services and also as urban architecture.
- **Sand Point/Magnuson Park** - Approved an overview and update on the overall redevelopment project by a vote of 6 to 1. The commission looks forward to future updates.
- **Bus Tunnel Improvements** – Approved design work on several projects related to integrating light rail through the downtown bus tunnel, with strong support for improved signage and pedestrian crossings.
- **South Lake Union Park** – Recommended approval of design development recognizing significant changes have been made to the project in response to a reduced budget and scope, but commending the team for holding to its vision to create a dynamic, urban park.
- **Woodland Park Zoo** – Approved an update on the Long Range Physical Development Plan that includes a new parking structure near the northwest entry. Also approved concept designs for the Greater One-Horned Rhino Exhibit.
- **Martin Luther King Jr. Memorial Park** – Approved concept designs for improving the park with a focus on major event use and educational opportunities on site.

SDC and staff conducted their annual site tour on Sept. 9, which was organized by staff outreach specialist, Tom Iurino. Each year the commission conducts these tours as a group to follow up on previ-

see **design commission update** on page 8



*Site rendering for South Lake Union Park by Hargreaves Associates, San Francisco, in partnership with Mithun, Seattle. Approved in design development stage by the Seattle Design Commission.*

## Looking Ahead

Among the many projects being tracked for SDC's fall agendas are:

- **Fire Station 10 Replacement Project** (Downtown) – concept design
- **Ross Park Shelterhouse** (Fremont) – concept design
- **MLK Jr. Park Improvements** (Rainier) – schematic design
- **Ballard Municipal Park** (Ballard) – design development
- **Thomas Street Pedestrian Bridge** (Interbay) – concept design
- **5<sup>th</sup> Avenue NE Improvements** (Northgate) – schematic design

Also, be sure to watch for our website's new look and improved features, coming by the end of 2004. At that time, our current web address, [www.seattle.gov/dpd/citydesign/projectreview/sdc](http://www.seattle.gov/dpd/citydesign/projectreview/sdc), will change to a simpler URL—[www.seattle.gov/designcommission](http://www.seattle.gov/designcommission).

## For More Information

SDC meetings are open to the public and are held the first and third Thursday of each month in the City Hall Boards and Commissions Room. For more information, visit [www.seattle.gov/dpd/citydesign/projectreview/sdc](http://www.seattle.gov/dpd/citydesign/projectreview/sdc) or contact:

Layne Cubell, SDC Coordinator, [layne.cubell@seattle.gov](mailto:layne.cubell@seattle.gov), (206) 233-7911



An inside look at the latest technical code developments



## The I-Codes Are Here!

The 2003 editions of the International Building, Residential, Mechanical and Fire Codes (I-Codes) replaced the Uniform Codes in Seattle on Aug. 15, 2004.\*

During the 60-day period after the effective date (through Oct. 14), applicants can choose to use either the I-Codes or the Uniform Codes. Copies can be purchased from DPD's Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467, or:

- WA Assn. of Building Officials (360) 586-6725, [www.wabo.org](http://www.wabo.org)
- International Code Council (ICC) (800) 284-4406, [www.iccsafe.org](http://www.iccsafe.org)
- ICC Bellevue office, (425) 451-9541, 2122 112th Ave, Suite C
- UW Bookstore, (800) 335-7323 [www.bookstore.washington.edu](http://www.bookstore.washington.edu)

### — Seattle Amendments

The insertion pages containing the Seattle amendments to the I-Codes—except for the IBC (see below)—are available now from the PRC (address above). Also, the ordinances adopting Seattle's amendments are available online at [www.seattle.gov/dpd/techcodes](http://www.seattle.gov/dpd/techcodes) or from the PRC.

### — Special IBC Alert

If you purchase the full International Building Code (IBC) now you will not be able to use it once the Seattle amendments become available (expected in mid-October). The Seattle amendments are being produced as a custom Seattle Building Code so that they are seamlessly integrated into the IBC (i.e., you will not need to remove IBC pages and insert Seattle pages).

We apologize for any inconvenience, but production changes have made the custom code unavoidable.

## Changes in Building Code's Seismic Provisions

*Our September 2004 technical codes article explored the new International Residential Code's (IRC) provisions for constructing foundations, walls, roofs and other building elements. This month we'll look at changes to the seismic design of buildings in the 2003 Seattle Building Code (SBC).*

Significant changes to seismic design of buildings in the 2003 SBC come from the national standards produced by the National Earthquake Hazards Reduction Program (NEHRP). The current edition of NEHRP uses a longer return period for the design earthquake, which means buildings must be designed to a stronger earthquake.

The 2003 SBC seismic provisions require ground motions on the site to be evaluated based on Earthquake Hazard Maps published by the U.S. Geological Survey (USGS); the ground motions are translated into a design force level. Buildings then are classified into a Seismic Design Category (SDC) with specific detailing requirements. All buildings in Seattle fall into SDC "D."

In addition to the changes to the design earthquake, designers should be also aware of the following seismic provisions in 2003 SBC:

- Designers must use ASCE 7-02 for all seismic design along with the 2003 SBC, including simplified design. (ASCE 7 is published by the American Society of Civil Engineers.)
- SBC Section 1603.1.5 requires the designer to provide certain seismic information on the drawings regardless of whether or not seismic forces govern the lateral design.
- The load combinations of SBC Section 1605 have been revised for Load and Resistance Factor Design (LRFD) and Allowable Stress Design (ASD), with limitations on material allowable stress increases.
- Special requirements for inspection and construction quality assurance have been added to SBC Chapter 17. There are now more stringent special inspection requirements for wood framed construction. The 2003 SBC also requires a quality assurance plan to be prepared by the design professional as part of the construction documents.

Information on the design of one- and two-family buildings and townhouses was included in the September issue of *dpdINFO*. For more information on changes brought on by the I-Codes, visit DPD's Technical Codes website at [www.seattle.gov/dpd/techcodes](http://www.seattle.gov/dpd/techcodes) or contact:

**Maureen Traxler, DPD Code Development Analyst Supervisor**  
(206) 233-3892, [maureen.traxler@seattle.gov](mailto:maureen.traxler@seattle.gov)

\* The Uniform Plumbing Code, National Electrical Code and Washington State Energy Code with Seattle Amendments will continue to be enforced in Seattle and Washington.

## Helpful I-Codes Flyers

"Get to Know the I-Codes," a new series of flyers that explores the differences between the Uniform and International Codes, is now available online at [www.seattle.gov/dpd/techcodes](http://www.seattle.gov/dpd/techcodes).

Printed copies are available from DPD's Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

## I-Codes Trainings

I-Code trainings are offered by the following organizations:

- **WA Assn. of Building Officials**  
(360) 586-6725  
[www.wabo.org](http://www.wabo.org)
- **International Code Council**  
(800) 284-4406  
[www.iccsafe.org](http://www.iccsafe.org)
- **American Inst. of Architects-Seattle**, (206) 448-4938  
[www.aiaseattle.org](http://www.aiaseattle.org)
- **Structural Engineers Assn. of WA**, (206) 682-6026  
[www.seaw.org](http://www.seaw.org)
- **Building Industry Assn. of WA**  
(360) 352-7800  
[www.biaw.com](http://www.biaw.com)
- **Master Builders Assn. of King & Snoho Counties**  
(425) 451-7920  
[www.mba-ks.com](http://www.mba-ks.com)

## DPD Technical Codes Support

- **Building Code**  
(206) 684-4630  
Hours: M-F, 1 p.m.-4:15 p.m.
- **Electrical Code**  
(206) 684-5383  
Hours:  
M/W/F, 7:30 a.m.-5:30 p.m.  
Tu/Th, 10:30 a.m.-5:30 p.m.
- **Energy/Mechanical Code**  
(206) 684-7846  
Hours: M-F, 1 p.m.-4:15 p.m.

# Update Your ENERGY Codes Today

## New Energy Code in Effect, Trainings Available

Architects, designers, engineers and builders need to familiarize themselves with the new 2003 Seattle Energy Code (the 2003 Washington State Energy Code with Seattle amendments), which took effect Aug. 15, 2004.

To help acquaint the public with the changes (which only apply to nonresidential buildings) from the previous energy code, DPD is offering FREE Code Seminars on four consecutive Mondays in October. Each seminar will cover a different topic:

**Oct. 11** - Lighting, Transformers and Motors

**Oct. 18** - Mechanical Systems and Commissioning Requirements

**Oct. 25** - Building Envelope Design

**Nov. 1** - Overview of Entire Nonresidential Code

Attendees will receive free copies of both the 2003 Washington State Energy Code and the 2003 Seattle Energy Code. Architects can self-report attendance to receive continuing education credits.

The seminars will be held from 4-6 p.m. at the Lighting Design Lab, 400 E Pine St. Space is limited to only 60 participants, so register soon to reserve a spot (at least one week in advance). To register, choose which seminar(s) you'd like to attend and send your name, company, day phone, and email address by fax to "DPD, Attn: Daphne Tomchak" at (206) 233-7902 or by email to [daphne.tomchak@seattle.gov](mailto:daphne.tomchak@seattle.gov).

For more info, see the flyer inserted in this month's issue or contact:

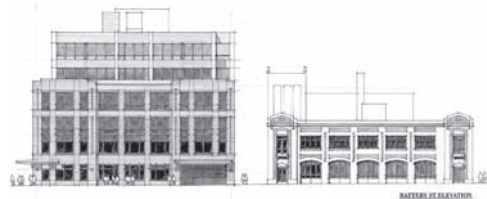
**Daphne Tomchak, DPD Code Development Analyst**  
(206) 684-7932, [daphne.tomchak@seattle.gov](mailto:daphne.tomchak@seattle.gov)

## 2003 Seattle Energy Code Info Sources

- **View or download** the 2003 Washington State Energy Code and the 2003 Seattle Energy Code insert pages from the Seattle Energy Code website at [www.seattle.gov/dpd/energy](http://www.seattle.gov/dpd/energy).
- **Purchase hard copies of the 2003 Washington State Energy Code** from the WA Assn. of Building Officials at 1-888-664-9515 (in WA)
- **Purchase hard copies of 2003 Seattle Energy Code** insert pages from DPD's Public Resource Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave., (206) 684-8467.
- Watch the Seattle Energy Code website for more information at [www.seattle.gov/dpd/energy](http://www.seattle.gov/dpd/energy).

# Celebrating 10 Years

*of Design  
Review  
in Seattle*



Join us October 28 to celebrate 10 years of collaboration between citizens, architects, developers, Design Review board members, and City planners, working to ensure that new commercial and multifamily buildings in Seattle...

- Respond to the neighborhood and architectural context
- Provide active, not blank, facades
- Promote pedestrian interaction
- Provide inviting and usable open space
- Maintain streetscape compatibility
- Facilitate parking and vehicle access
- Encourage overhead weather protection
- And much more



*All photos on this page—  
Project: 5th and Bell, Architect: Collins Woerman;  
except bottom center— Project: Press, Architect:  
GGLO, Photo Credit: Eduardo Calderon.*

*On opposite page, top to bottom—  
Project: 5th & Bell, Architect: Collins Woerman;  
Project: Press, Architect/Photo: GGLO; Project:  
Tribeca, Architect/Photo: Sienna Architects;  
Project: 5th & Bell, Architect: Collins Woerman.*





## Join Us at the Oct. 28 Anniversary Event

Since its inception, the City of Seattle's Design Review Program, staffed by DPD, has led not only to better design for over 800 new buildings, but also to a better process for reaching decisions about design in Seattle.

On Oct. 28, Director Diane Sugimura will lead DPD in marking the program's 10th anniversary. An anticipated 200 hundred people—architects, developers, elected officials, community residents, Design Review board members and City planners—will gather at City Hall for a “Celebrating Ten Years of Design Review” anniversary event. We invite you to join us.

### *History of Design Review Program*

Ten years ago, the City of Seattle changed the way it structured the design review of private development. Rather than dictating design solely through a prescriptive land use code—an approach that had let to citizen outcry over buildings that were poorly designed and inappropriate for the neighborhoods—a City task force established the Design Review program, enabling citizens to guide the design of new commercial and multifamily buildings through neighborhood Design Review Board meetings.

The program started in 1994 with just six boards reviewing 14 projects in Lowrise 3 zones. Over the next few years it added Multifamily and Neighborhood Commercial zones. In 1998 the Downtown district and its guidelines were added for office uses; residential and hotel uses were added in 1999.

Today, the program has seven boards with 35 board members. DPD receives about 70 new applications a year and the boards conduct about 175 project reviews at their bi-monthly public meetings in the neighborhoods and downtown.

Over 20,000 dwelling units have gone through the Design Review Program from its inception in 1994 through July of 2004. In 2000, development projects reviewed by Design Review boards accounted for \$446 million of the \$1 billion in City-issued building permits for new multi-family and commercial projects. In 2003, over 3,000 citizens participated in design review and, notably, project appeals were less than 2 percent, 10 times lower than the project appeal rate before the program started. For additional information, please contact:

**Vince Lyons, Design Review Program Manager**  
(206) 233-3823, vince.lyons@seattle.gov

**Tom Iurino, DPD Planner**  
(206) 615-1457, tom.iurino@seattle.gov

## DESIGN REVIEW



## 10-Year Anniversary Celebration

Thursday, Oct. 28, 2004

4:30-6:30 p.m.

Presentation at 5 p.m.

City Hall, Bertha Landes Room

600 Fourth Ave.

(entrance on Fifth Ave.)



## Project Questionnaire Being Launched Will Enhance Permitting Process

In November, DPD plans to launch a new form called a "Project Questionnaire," which is designed to obtain more detailed information from permit applicants in advance on issues that can affect project design and costs.

The earlier feedback will be particularly helpful in improving referral and coordination with

other City departments and agencies that have a role in reviewing DPD permit applications and can affect the development of private property. These often include the Seattle Department of Transportation, Seattle Public Utilities, Seattle Fire Department, Seattle Parks and Recreation, Seattle City Light, the Department of Neighborhoods, and King County Health.

The project questionnaire is in the final stages of development and will be made available online at [www.seattle.gov/dpd/publications/forms](http://www.seattle.gov/dpd/publications/forms), as well as in DPD's Applicant Services Center, 20<sup>th</sup> floor of Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8850. Look for an article in our November issue for more details.

## Online Building Grade Calculation Tool Saves Time and Money

Developers, owners and designers are encouraged to take advantage of a new web-based application to determine building grades and parking area elevations. Available at [www.seattle.gov/transportation/gradesheetintro.htm](http://www.seattle.gov/transportation/gradesheetintro.htm), this tool is to be used when:

- setting building grade elevation;
- designing or building a driveway access or alley access to property;
- building access from existing curbed roadways;
- obtaining range of parking area elevations with respect to existing and future grade of street; and
- setting building grade elevation with respect to future alley improvements.

This web application enables permit applicants to save time and money by:

- determining parking area range of elevations without the need to apply for a building grade sheet for a paved road;
- taking fewer trips to City of Seattle offices;
- saving money on fees; and
- skipping the building grade sheet processing time wait periods.

The building grade tool is only appropriate for projects that do not require street improvements. When street improvements are

required, the applicant must apply to the Seattle Department of Transportation (SDOT) for a street improvement permit. Also, the old building grade sheet is still required for projects adjacent to gravel roads. These applications are being accepted at DPD.

This helpful tool was developed by senior staff from Seattle Public Utilities, SDOT, and DPD, who assessed issues related to obtaining a building grade sheet and produced the web application and its standard drawings.

### design commission update, *cont. from page 3*

ously reviewed projects and assess their contribution to the surrounding context. Sites visited this year included:

- **South Lake Union** – Cascade Playground, South Lake Union Park, Terry Avenue, Cascade I Skybridge, and South Lake Union Streetcar
- **Yesler Community Center**
- **Beacon Hill Library and Neighborhood Service Center**
- **Jefferson Park** – site plan, reservoir redevelopment, driving range and community center expansion
- **High Point** – new branch library, community center expansion and housing redevelopment

In early September, SDC conducted its second semi-annual briefing to City Council's Urban Development and Planning Committee. The focus for this session was on transportation projects, which resonated with City Council since this has been its primary concern of late. The committee noted its appreciation for SDC's hard work on many fronts and recommended that a design advisory committee be set up for SR-520 that involves SDC and wondered about next steps for the Monorail Review Panel.

SDC also attended several meetings of the Council's Transportation Committee this summer to offer its support of and early opinions on the South Lake Union/Waterfront Streetcar and the Mercer Corridor Project.

In September, City Council invited members of the design and planning commissions to attend two concurrent Viaduct Council of the Whole meetings, bringing their expertise back to the table following a joint briefing on the preferred alternative this summer. The commissions advised City Council as it developed guiding principles for the Alaskan Way Viaduct project. A joint resolution from the Mayor and City Council on the viaduct preferred alternative is anticipated in October.





## Earthquake Home Retrofit Training

Saturday, Nov. 6, 2004

8:30 a.m.-3 p.m.

UW Seattle Campus

Tuition: \$170 (includes registration fee)

Registration #: 72835

This training is designed for building professionals. For registration details, see story at right.

## Conflict Resolution Training for Landlords and Tenants

An upcoming one-day training by the King County Dispute Resolution Center teaches rental unit managers and landlords strategies for dealing with angry and upset tenants and how to reduce conflict.

Titled "Dealing with Difficult Situations with Tenants," the course will be held:

**Wednesday, Oct. 20  
8 a.m.-4 p.m.**

Fee: \$125 (includes lunch). Pre-registration required one week prior to event by contacting Sue Ann Allen, (206) 443-9603, ext. 106 or [saallen@kcdrc.org](mailto:saallen@kcdrc.org).

The King County Dispute Resolution Center also offers a course suitable for tenants, titled "Conflict Resolution Skills for Work and Home." For schedule details, visit [www.kcdrc.org/training/schedule.html](http://www.kcdrc.org/training/schedule.html).

## Building Professionals Invited to Earthquake Home Retrofit Training

Building professionals are invited to attend a six-hour professional training on Nov. 6, 2004 that provides a consistent, approved regional approach to the seismic retrofit of older, wood-frame homes.

### Workshop Highlights

- Includes basic concepts of earthquake design; characteristics of homes qualifying to use the Standard Earthquake Home Retrofit Plan (SEHR); earthquake retrofit work needed to implement the standard plan; permit application requirements; and legal and safety considerations.
- Reflects a collaborative effort among Seattle Emergency Management's Project Impact, the UW Department of Construction Management, FEMA, and multiple jurisdictions' building departments around the Central Puget Sound area.
- Enables builders, contractors, engineers, architects and inspectors to enhance their skills and potentially expand their business into new areas.
- Attendees receive a certificate of participation. Names of licensed professionals who complete this course and are interested in expanding their business will be made available to regional homeowners.

### To Register

Details on this training are available at left. Note that this class will not be offered again until Winter 2005. To **register**, call (206) 543-2310 or (800) 543-2320.

For questions about class **content**, call the UW at (206) 685-6443. For other home retrofit information, visit the Project Impact website at [www.seattle.gov/projectimpact](http://www.seattle.gov/projectimpact).

## REMODELING?

### FREE Home Improvement Workshop

**Sat., Oct. 30, 10 a.m.-noon**

City of Seattle reviewers and inspectors will be available for one-on-one consultations regarding:

- electrical • building • zoning
- plumbing • permits & more!

**LOCATION: University Heights Safeco Academy | 5031 University Way NE**



No registration required — just show up!

For more info, call (206) 684-8443  
Seattle Department of Planning & Development



Since the legality of the initiative remains in question and we won't know until after the election whether the initiative will pass, it is imperative that City planning work continues. While the Seattle Monorail Project (SMP) is negotiating with the contractor, the City has the opportunity to take the lead on planning work. This includes reviewing and redesigning how the monorail streets will operate for both vehicles and pedestrians to ensure that City goals are furthered and that the monorail system can serve and be an asset to the adjacent neighborhoods.

### — Station Area Planning

The news headlines have not affected the work DPD staff is doing on station and corridor area planning. Staff attended standing community meetings along the alignment in September to present preliminary summaries of the draft station area plans for the corresponding stations and corridors. They anticipate more complete public presentations in October and November.

By the October round of community group meetings, the community will have had an opportunity to review the summaries and provide in-depth feedback on the actions proposed in them. DPD's goal for October is to give more complete presentations to a variety of community groups, with graphics illustrating specific corridor designs and other actions, in order to engage community members in discussions that will inform the final product. In November, the City monorail team will be hosting three open houses (times and places to be determined):

- Nov. 4 in West Seattle;
- Nov. 9 downtown at the Bertha Landes Room, City Hall; and
- Nov. 10 in Ballard.

Each of the open houses will have the same format and materials, providing an opportunity for residents to review and comment on our draft station and corridor area plans for the entire monorail alignment. To give the public additional opportunities for reviewing and commenting, we will post our draft plans and a comment form on our website in October. By the end of 2004 the Mayor will forward these plans to City Council as part of the "Integrating the Monorail Report."

In response to questions from the public, we have prepared an information sheet that highlights the City's parking policies and sets forth the strategy to address "Hide and Ride" parking impacts on neighborhoods. To view the "Hide and Ride" memo visit the Integrating the Monorail website at [www.seattle.gov/monorail](http://www.seattle.gov/monorail). To find out more about our draft plans and future meeting times and locations, visit the Station Area Planning website at [www.seattle.gov/monorail/stationplanning.htm](http://www.seattle.gov/monorail/stationplanning.htm).

For additional information, please contact the pertinent staff member listed below:

#### **NORTH HALF OF ALIGNMENT**

**David Graves, Station Area Planner**  
(206) 684-3897  
[david.graves@seattle.gov](mailto:david.graves@seattle.gov)

#### **SOUTH HALF OF ALIGNMENT**

**Scott Dvorak, Station Area Planner**  
(206) 684-3139  
[scott.dvorak@seattle.gov](mailto:scott.dvorak@seattle.gov)

### — Corridor Task Force

The Seattle Monorail Green Line Project provides an opportunity to revisit fundamental assumptions about priorities for the design and operation of City streets in the monorail corridor.

Toward that end, the City's monorail team is developing street design concepts for several of the key streets where the monorail will be built. These concepts are meant to clearly define the City's vision and objectives for traffic operations and urban design. They also will serve as a framework for informing future work on the City's station area plans, design guidelines, and review of preliminary and in-progress design submittals for the monorail guideway.

As the concepts are completed, they will become a part of the station and corridor area plans and available for review on the website. For additional information, please contact:

**Wilma Stordahl, DPD**  
(206) 684-8182  
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### — Monorail Review Panel

The next Monorail Review Panel meetings are scheduled from 5-7 p.m. on Oct. 4 and 18 in Room 4050 in Seattle Municipal Tower, 700 Fifth Ave. The public is welcome to attend.

To view the meeting notes, please visit the MRP website at [www.seattle.gov/monorail/monorailreviewpanel.htm](http://www.seattle.gov/monorail/monorailreviewpanel.htm). For additional information, please contact:

**Lisa Rutzick, MRP Coordinator**  
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[lisa.rutzick@seattle.gov](mailto:lisa.rutzick@seattle.gov)

**neighborhood retail cores, cont. from page 1**

will work with the communities to shape and understand the impact of the pedestrian core designation.

**East Madison:** Tuesday, Oct. 12, 7-8:30 p.m.  
Miller Community Center, 330 19<sup>th</sup> Ave. E

**Columbia City:** Thursday, Oct. 14, 7-8:30 p.m.  
Rainier Community Center, 4600 38<sup>th</sup> Ave S

**Admiral:** Tuesday, Oct. 19, 7-8:30 p.m.  
Senior Center of West Seattle, 4217 SW Oregon

**Lake City:** Wednesday, Oct. 20, 7-8:30 p.m.  
Olympic View Elementary lunchroom, 504 NE 95th St.

**Eastlake:** Monday, Oct. 25, 7-8:30 p.m.  
TOPS at Seward Library, 2500 Franklin Ave. E

**Greenwood:** Thursday, Oct. 28, 7-8:30 p.m.  
Greenwood School Commons, 144 NW 80th St.

Designation of retail cores is planned to occur in early 2005 as part of the Neighborhood Business District Strategy (NBDS) proposal. This DPD project builds on the direction provided by the urban village strategy in Seattle's Comprehensive Plan and makes improvements to regulations for commercial areas outside of downtown.

The goal of NBDS is to help create safer, more vibrant and accessible business districts for shoppers; allow more flexibility and opportunity for business owners; create more housing opportunities; and protect and enhance neighborhood character and amenities for residents. Proposed code amendments include:

- Allowing ground-floor residential spaces at the edges of commercial districts to reduce vacancies, create more active street fronts and focus commercial uses in the neighborhood's core; this will include a review of pedestrian overlay boundaries for some business districts.
- Defining new street-front standards and design guidelines for ground-floor uses to provide visual interest for pedestrians.
- Reducing the required amount of residential amenity space to be more consistent with other zones, such as downtown, where amenity space requirements work well.
- Encouraging a mix of amenities for residents similar to other zones, including ground-floor open space and balconies, shared indoor spaces, and off-site public open spaces.
- Lowering parking requirements based on new demand data, transit accessibility, and City goals to encourage people to consider alternate modes of transportation; lowered parking requirements will also facilitate new business startup and business expansion.
- In Urban Centers, allowing market conditions, rather than code requirements, to provide the appropriate amount of parking and to reflect Comprehensive Plan goals and policies, higher levels of transit use and accessibility, and greater emphasis on pedestrian access in those areas.
- Creating requirements for short-term parking, to help ensure that customers have a place to park when visiting business districts.

For more information, visit the NBDS website at [www.seattle.gov/dpd/planning/nbds](http://www.seattle.gov/dpd/planning/nbds) or contact [nbds@seattle.gov](mailto:nbds@seattle.gov), (206) 386-9761.

**Client Assistance Memos**

**CAM 333, Requirements for Verifying Contractor Registration**, has been revised to update web addresses on the first page and the Labor & Industries attachment called "Hiring a Contractor or Remodeler: What You Should Know."

CAM updates are available online at [www.seattle.gov/dpd/publications](http://www.seattle.gov/dpd/publications). Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

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## HOW TO REACH US AT DPD

### Permits

General Applications ( <i>Applicant Svcs Ctr</i> ).....	206-684-8850
Design Review Program.....	233-3823
Drainage & Sewer Review ( <i>incl side sewer</i> ).....	684-5362
Land Use Reviewers ( <i>see note below</i> *).....	n/a*
Master Use Permits.....	684-8467
Plans/Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

### Inspections

Inspection Requests: General.....	684-8900
Inspectors: General.....	684-8950
Site/erosion control ( <i>includes pre-construction conferences &amp; first ground disturbance</i> ).....	684-8860

### Planning

CityDesign (urban design office) .....	615-1349
Comprehensive Planning .....	233-0079
Land Use Policy .....	684-8880
Seattle Design Commission .....	615-1349
Seattle Planning Commission .....	684-0433

### Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....	684-7716      Billing..... 684-4175

### Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

### Information

General Department Information .....	684-8600
Applicant Services Center (ASC) .....	684-8850
<i>Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm</i>	
Census Data ( <i>population &amp; demographics</i> ) .....	615-0483
Code Compliance ( <i>enforcement info</i> ) .....	615-0808
Events & Classes.....	684-8443
GIS Maps & Services .....	684-0965
Licensing & Testing ( <i>gas piping, steam eng, refriger</i> ).....	684-5174
Media Relations .....	233-3891
Microfilm Library .....	233-5180

*Hours: M,W,Th,F: 9 am-4:30 pm; Tu: 10-4:30 pm*

Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC) .....	684-8467

*Hours: M,W,Th,F: 8 am-5 pm    Tu: 10 am-5 pm*

Publications.....	684-8467
Site Development.....	233-7232
Sustainable Building.....	684-0806
Tech Support: Building Code ( <i>1-4:15 pm</i> ) .....	684-4630
Tech Support: Electrical Code ( <i>see ASC hours</i> ) .....	684-5383
Tech Support: Energy/Mech Code ( <i>1-4:15 pm</i> )....	684-7846
Zoning Info ( <i>general, not site-specific</i> *).....	684-8467
Zoning Info ( <i>site-specific Single Family*</i> ; <i>1-4:15 pm</i> ) ..	684-8850

\* Due to complexity of Seattle's Land Use Code, all other types of information must be obtained in person at the Applicant Services Center or online at [www.seattle.gov/dpd/landuse](http://www.seattle.gov/dpd/landuse).

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[www.seattle.gov/dpd](http://www.seattle.gov/dpd)

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